

### 3 Bedroom Apartment for Sale in Larnaca District

Wonderful, Three Bedroom Penthouse for Sale in Makenzy Area, Larnaca. Remarkable location, close to taverns, restaurants, meat or fish taverns, café, bars, clubs, pubs diving center, playground, water sports, supermarket, high-end restaurants, pubs, sushi, 24/7 café, convenience store, bike rentals, bicycle path and 2 minutes away from the sea. Just few minutes away from Larnaca Town Center and a short drive to Larnaca International Airport. Easy access to Larnaca, Nicosia motorway.



Penthouse, for sale in Makenzy area, in Larnaca Town. The apartment is fully furnished and consists of three bedrooms, separate kitchen, living and dining area, electrical appliances, A/C, one common ...

#### Property Info

Covered Area  
Air Conditioning

**120**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number

**41850**

Property type

**Apartment**

Condition

**Pre-Owned**

Bathrooms

**1**

View

**Sea view**

#### Amenities

- Balcony

#### Location

Region: **Larnaca**

Coordinates: **34.903784084201 / 33.63428758082**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€7 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 250.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€270 000 on Aug 5, 2024









